

WLC REF = -MIR00225

Development Planning  
West Lothian Council  
Linlithgow EH49 7EZ

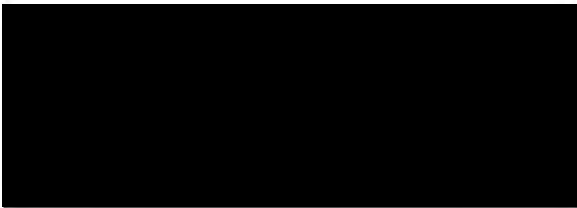
16 October 2014

Dear Sirs,

**West Lothian Development Plan**

Please find enclosed my comments on Question 29 of Main Issues Questionnaire which I hope you will take into account in considering the proposals in the above Plan. I will comment specifically on the proposal to include Clarendon Farm as a preferred development site by separate email.

Yours sincerely,



Date	
Date	16/10/14
Ref No	MIR00225
Ref To	
Ack'd	
Replied	

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# West Lothian Local Development Plan Main Issues Questionnaire

FOR OFFICIAL USE ONLY

Unique Ref No: **MIR00225**

Date:

Submit by Email

Print Form



West Lothian  
Council

The council has commenced preparation of its first *Local Development Plan* (LDP). The LDP will replace the *West Lothian Local Plan* and will set out a local interpretation of the requirements of the *Strategic Development Plan* (SESplan) and national guidance. The LDP is a land use plan that identifies site specific development opportunities, sets out the council's key development priorities and provides the policy context for the consideration of applications for planning permission.

The current *West Lothian Local Plan* was adopted by the council in January 2009 is available to view on the council's website at <http://www.westlothian.gov.uk/WLLP>

The *Main Issues Report* (MIR) for the West Lothian LDP is the first key stage in the preparation of the LDP and we are seeking your views on this. All documentation for the MIR can be viewed at <http://www.westlothian.gov.uk/MIR>

Full details on the timetable and stages for preparing the LDP are set out in the Development Plan Scheme 6 which is also available online: <http://www.westlothian.gov.uk/article/2725/Development-Plan-Scheme>

A questionnaire to accompany the MIR is set out below and we would be happy if you would complete and return to us.

There are 98 questions that accompany the *Main Issues Report*. You do not have to respond to all of the questions set out only those which you feel are of particular relevance to you. Completed questionnaires should be returned to us by e-mail to [wldp@westlothian.gov.uk](mailto:wldp@westlothian.gov.uk) by no later than **5pm on Friday, 17 October 2014**.

Alternatively, please download a copy of the form and send it to us at: Development Planning, West Lothian Council, County Buildings, High Street, Linlithgow, EH49 7EZ (postal address only).

You can keep up to date on the LDP by subscribing to our LDP e-newsletter. If you have not already subscribed, you can do so by going to the following link and following the relevant instructions:

<https://newsletters.westlothian.gov.uk/eNewsletterPro/optin/optinealert.htm>

Name		<input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms (please tick as appropriate)
Organisation (where applicable)		
Postal address		
Postcode		
E-mail		
Telephone		

Please note that any comments you make will be open to public scrutiny, but we will keep your contact details private and confidential and will only use your name or business name.

## By filling in this questionnaire you are helping to shape the future of West Lothian

It would also be helpful if you would complete the *Equal Opportunities Questionnaire*, set out at the end of this document.

### Local Development Plan Vision Statement

*By 2024 West Lothian's population will have grown and an improved employment position within a more diversified local economy will have been established. It will be better connected by road and public transport and will have a greater choice of housing and an appropriate range of education, community, health, retail, recreation and leisure facilities and a network of green spaces to meet the needs of its growing population. Development will take place in a sustainable way that protects and improves the area's built and natural heritage assets, meets the challenges of climate change and renewable energy and helps regenerate deprived areas and improves the quality of life for people living in West Lothian.*

#### Question 1

Do you agree with the *vision for the LDP*, or, are there other aspects that should be considered?

YES     NO     Don't know

Do you have any additional comments?

#### Question 2

Do you have an alternative vision, and if so, what is it?

The aims of the *Main Issues Report* and Associated Main Issues are set out in pages 13 of the MIR.

#### Question 3

Do you agree with the proposed 'Aims' of the LDP? If not, why not?

#### Question 4

Do you have an alternatives, and if so, what are they?

### Preferred approach

The council's 'Preferred' approach to Linlithgow is that the "area of restraint" be re-considered to allow for greenfield release of housing, employment and potential tourist related development. Should the area of restraint be removed, any development would be dependent upon the delivery of a new secondary school at Winchburgh and therefore would be focussed principally in latter plan period. Any land release would follow a sequential approach as set out in paragraph 3.93

### Alternative approach

The council's 'Alternative' approach to Linlithgow is that the "area of restraint" approach be maintained and that development be directed to brownfield opportunities within the existing settlement boundary in the first instance and thereafter greenfield release within the town.

### Question 29

Should the definition of Linlithgow as an 'area of restraint' be removed, and if so, how should the town be developed in the future?

YES  NO  Don't know

Do you have any additional comments?

THE HISTORIC CORE OF THE TOWN - HIGH STREET, CROSS AREA, PALACE & PEEL AND CANAL BASIN CANNOT ACCOMMODATE FURTHER GROWTH WITHOUT ADDING TO THE PRESENT UNACCEPTABLE CONGESTION WHICH IS IN DANGER OF DAMAGING THE TOURISM POTENTIAL OF THE TOWN AND ITS GENERAL AMENITY.

THE PROVISION OF ANY SITES FOR HOUSING DEVELOPMENT MUST ONLY FOLLOW CONSIDERABLE INVESTMENT IN INFRASTRUCTURE - IMPROVED J3 ON M9, MUCH MORE PUBLIC PARKING, ROAD IMPROVEMENTS, SCHOOL CAPACITY ETC. AND, IF EVER CONSIDERED, SHOULD BE ON NON-PROMINENT, EASILY ACCESSIBLE SITES.

Should a sequential approach be applied to the release of land in and around Linlithgow to accommodate any new development?

YES  NO  Don't know

Do you have any additional comments?

RELEASE OF LAND MUST ONLY FOLLOW INFRASTRUCTURE IMPROVEMENTS AND ON NON SENSITIVE SITES. IT MUST ALSO BE ESTABLISHED THAT THERE IS SUFFICIENT PRIMARY SCHOOL AND SECONDARY SCHOOL CAPACITY.

### Question 30

What alternatives are available in order to meet demand for housing (including affordable housing) and employment land opportunities in Linlithgow?

- BROWNFIELD SITES - BROOKFIELD METALS SITE, REMAINDER OF ORACLE SITE, INFILLSITES
- BURGHMUIR - ONLY AFTER J3, M9 WORKS ARE COMPLETE.

### Question 31

Should land continue to be safeguarded for west facing slip roads on the M9 at Junction 3, Linlithgow?  
If so, should new development be promoted in Linlithgow to ensure that funding for these can be secured?

YES  NO  Don't know

Do you have any additional comments?

ONLY WITH BURGHMUIR DEV. CAN THIS BE FUNDED AND ONLY THEN IF EDUCATION CAPACITY CAN BE REVOLVED.

**Preferred approach**

The council's 'Preferred' approach to the Deans South estate, Livingston, is that the area be identified for comprehensive redevelopment for approximately 300 new houses.

**Alternative approach**

The council's 'Alternative' approach to the Deans South estate, Livingston, is that the LDP should not identify the area for comprehensive redevelopment for approximately 300 new houses.

**Question 32**

Do you agree with the 'Preferred' approach for addressing the Deans South estate?

If not, why not?

YES     NO     Don't know

Do you have any additional comments?

**Question 33**

Do you agree with the 'Alternative' approach for addressing the Deans South estate?

If not, why not?

YES     NO     Don't know

Do you have any additional comments?

**Question 34**

Do you have any other alternative approaches?

What are these and how would you make it work?

YES     NO     Don't know

Do you have any additional comments?